

**HIGHLAND REDEVELOPMENT COMMISSION  
STUDY SESSION MINUTES  
MONDAY, NOVEMBER 6, 2017**

Members of the Highland Redevelopment Commission (“RC”, “Commission”) met on Monday, November 6, 2017 at 7:32 p.m. in the Council Chamber of the Municipal Building located at 3333 Ridge Road, Highland, Indiana. President Bernie Zemen called the meeting to order. Minutes were prepared by Kathy DeGuilio-Fox, Redevelopment Director.

**Roll Call:** Commissioners present Mark Herak, Dan Vassar, Steve Wagner and Bernie Zemen. Commissioner Michael Griffin was absent with notice. A quorum was attained.

**Additional Officials Present:** Pat Krull, School Town of Highland Commissioner, Rhett Tauber, Esq. Redevelopment Commission Attorney, and Kathy DeGuilio-Fox, Redevelopment Director were present.

*Additionally present:* Larry Kondrat was additionally present.

**General Substance of the Discussion**

**Agenda for Public Meeting:** Redevelopment Director Kathy DeGuilio-Fox reviewed the study session agenda with the Commission. There were no questions or comments.

**Highland Main Street:** Director DeGuilio-Fox provided information about activities Highland Main Street has discussed and may be involved in including:

1. Small Business Saturday, November 25<sup>th</sup>. HMS has discussed a Downtown Cash Mob event that would encourage people to shop downtown on November 25<sup>th</sup>. Downtown businesses will be asked to participate with a planned activity.
2. Caroling at the annual town tree lighting ceremony after the Santa parade through downtown on Saturday, November 25<sup>th</sup>.
3. Darlene Barron’s suggestion to research the development of a butterfly garden as the 2018 improvement to the Rookery.
4. Discussion of a 2018 Work Plan using catalyst strategies proposed by Indiana Main Street.

**Cardinal Campus/Prairie & Main:** Ms. DeGuilio-Fox reported that letters of engagement for financial advisory services, bond and local counsel were sent following the passage of the appropriate resolutions on Monday, October 16, 2017. Having these professionals in place allows for a project timeline to be created. A meeting of the Highland Economic Development Commission is tentatively scheduled for Tuesday, November 28<sup>th</sup> as a result of the Highland Town Council’s appointment of Michael Wieser, as the third member of the Highland Economic Development Commission, was made on October 23<sup>rd</sup>.

**Kennedy Avenue Corridor Plan:**

1. Using a map of the corridor plan district the area was reviewed.
2. Director DeGuilio-Fox reminded Commission members that the Plan had been developed with a NIRPC grant that supports the creation of livable communities. The completed Plan was submitted to Commission members in June of 2017 as information and thought to be a worthwhile exercise to revisit and use what is thought to be appropriate.

3. Commissioners were reminded that current design standards were used as a basis for Plan recommendations.

Following recent suggestions to establish a plan prior to making any decisions about what will be done in the corridor plan district, Director DeGuilio-Fox recommended the highest and best used be determined by using relevant information from the Plan so when feasible the Commission will be able to move forward as quickly as possible.

Discussion ensued as to what the highest and best uses could be and culminated with the Commissioners asking the Redevelopment Director to schedule demolition of 8610, 8612 and 8616 Kennedy Avenue before the end of the year. If 8620 Kennedy Avenue has not been vacated by the time demolition begins, that work will be done as soon as permissible.

The Study Session ended at 7:50 p.m.